



NAVAJO COUNTY  
PUBLIC WORKS DEPARTMENT  
PLANNING & ZONING

## STAFF REPORT

### BOARD OF ADJUSTMENT

**HEARING DATE:** September 9, 2015

**CASE NO:** 15-23

**ACTION:** Use Permit

**APPLICANT/OWNER:** Gregory & Karen Haugness

**PARCEL INFORMATION:**

Address: 184 Lone Horseman Road, Pinetop, Arizona

APN: 311-02-010B

Legal Desc: A portion of Section 2, Township 9 North, Range 23 East, of the Gila and Salt River Meridian, in the Pinetop area.

District: IV

Parcel Size: 5 Acres

**STATED REASON FOR REQUEST:** The applicant would like to build a 1,600 sq. ft. workshop with a 400 sq. ft. covered porch and a small living quarters, 256 sq. ft., which includes a bathroom (shower, sink and toilet). At a later date, and within the next few years, build a single family dwelling of approximately 1,900 to 2,200 sq. ft – 3 bedroom, 3 bathroom primary residence. This would allow them to live on the property while building the larger home.

**BACKGROUND & DISCUSSION:** The A-General District allows for guest quarters subject to the approval of a Use Permit through the Board of Adjustment.

As the proposed Use Permit is allowed, subject to meeting the requirements of the Zoning Ordinance, Building Code and other applicable regulations (as stipulated below), staff is not aware of any public or other objections. Staff supports granting the Use Permit.

## **NAVAJO COUNTY ORDINANCES, PLANS, & REGULATIONS:**

### **ZONING DISTRICTS:**

A-General: The main purpose of this A-General Zone is to provide for all the unincorporated area of the County, except land within the boundary of a reservation and outside the authority of Navajo County not otherwise designated for some other specific zone, to be included in the "A-General Zone", by this Ordinance. No subdividing shall be conducted or approved in the "A-General Zone", without prior re-zoning of the land so intended. Uses permitted in the "A-General Zone", include farm and non-farm residential uses, farms, recreational, institutional, commercial and industrial uses as specifically listed in this Article. Other uses may be permitted as Special Uses under Article 20. Guest houses and quarters for servants and caretakers employed on the premises, providing that the lot be a minimum of ten thousand square feet, (10,000 sq.ft.) in area, that all buildings meet all building setbacks, that the guest house or servants and caretakers quarters be no greater than seventy-percent (70%) of the square footage of the principal dwelling and subject to securing a Use Permit from the Board of Adjustment.

### **ZONING ORDINANCE:**

- Article 28 / Section 2802.3: Board of Adjustment / Powers and Duties

3. *Use Permits. The board may grant use permits as permitted by the regulations applicable to the zoning district in which the property is located. No use permit shall be granted unless the board finds that the use and the manner of conducting it (including any associated buildings or structures) will be consistent with the intent and purposes of the Zoning Ordinance and will not be detrimental to persons residing or working in the vicinity, to adjacent property or the neighborhood in general, or to the public welfare. In granting a use permit, appropriate conditions to preserve the intent and purposes of the Zoning Ordinance may be prescribed (including, without limitation, the acquisition of right-of-way for street widening purposes in accordance with the recommendations of the Public Works Department if it appears that the use would increase traffic congestion). Unless otherwise stated on the permit, a use permit shall be permanent and shall run with the land.*

**GENERAL CHARACTER OF AREA:** This parcel is located in a sparsely populated area east of Porter Mountain Estates.

**REVIEWING AGENCY COMMENTS:**

**ENGINEERING:**

Engineering Staff has no objection to the proposed Use Permit as long as the recommendations made by the Staff are met. The sizing of the septic system, which permit #1012339 indicates was designed for a three bedroom home. The submitted site plan indicates there will be four bedrooms after final buildout. The septic system will need to be upgraded to allow for the additional bedroom and bath.

Initial: W.R.B.

**FLOOD CONTROL:**

The Flood Control staff has reviewed the application for a Use Permit on the subject parcel. A review of the FEMA floodplain map shows that this property is not in a floodplain. The Flood Control Staff has no objection to the proposed Use Permit.

Initial: R.P.

**COUNTY ATTORNEY:**

The County Attorney has no issues as long as the property is not used to generate income or used as a rental unit. The applicant must obey all local, State and Federal laws and regulations.

Initial: BSC

**IN SUMMARY:**

The Planning & Zoning staff has reviewed the Use Permit request and determined it is ready for Board action, provided building plans are submitted for review and approved and the quarters are no greater than seventy-percent (70%) of the square footage of the principal dwelling and subject to securing a Use Permit from the Board of Adjustment. Staff has received no comments from the public either in favor or opposed to the Use Permit. Post cards were sent to 7 parcel owners including the applicant.

Initial: P.S.

**PUBLIC WORKS DEPARTMENT RECOMMENDATION:** Should the Board grant this request for a Use Permit, staff recommends the following conditions be applied:

1. The use of the guest quarters shall comply with all Navajo County, State, Federal regulations and all applicable provisions of the Navajo County Zoning Ordinance.

2. The applicant shall obtain all required Navajo County permits, including but not limited to, building, septic system, grading, and drainage permits, prior to occupancy of the guest quarters.
3. Prior to occupancy of the guest quarters, the applicant is to provide documentation to Navajo County that the septic system complies with all applicable Navajo County requirements.
4. All drainage and grading issues shall be addressed to the satisfaction of Navajo County Public Works prior to obtaining building permits.
5. While two dwellings exist on the property, neither one of them shall ever be rented.

# NAVAJO COUNTY PUBLIC WORKS DEPARTMENT

## PLANNING & ZONING

Post Office Box 668 - 100 East Code Talkers Drive  
Holbrook, Arizona 86025  
(928) 524-4100 FAX (928) 524-4399

## APPLICATION USE PERMIT

### OWNER INFORMATION:

OWNER'S NAME: Gregory C. and Karen D. Haugness  
AGENT/POINT OF CONTACT: Greg HAUGNESS  
CONTACT PHONE NO.: 602-315-0925 FAX NO.: \_\_\_\_\_  
MAILING ADDRESS: 7564 E. Cliff Rose Trail  
CITY: Gold Canyon STATE: AZ ZIP CODE: 85118

### SUBJECT PARCEL INFORMATION:

LEGAL DESCRIPTION: T 9 N - R 23 E, SECTION 2, ASSESSOR PARCEL NO.: 311-02-010B  
SUBDIVISION NAME: \_\_\_\_\_ LOT: Metes & Bounds  
RURAL ADDRESS: 184 Lone Horseman Rd, Pinetop AREA: \_\_\_\_\_  
PARCEL SIZE: 5 Acres DATE OF OWNERSHIP: 8-22-13  
PRESENT USE OF PROPERTY: VACANT Land  
PROPOSED USE: Single Family Permanent Residence with ~~sho~~ workshop  
GENERAL DIRECTION TO PARCEL: From Penrod, Take Porter Mountain Road  
Approx. 6 miles, Right (South) on Lone Horseman Approx 1/4 mile,  
CURRENT ZONING: (Please check appropriate Zoning Classification) Property is on Right, Fenced.  
☒ A-Gen    ☐ RU-20    ☐ RU-10    ☐ RU-5    ☐ RU-1    ☐ R1-43    ☐ R1-10  
☐ R-2    ☐ R-3    ☐ C-R    ☐ I-1    ☐ I-2    ☐ Special Development

### OWNER'S AFFIDAVIT:

I, (print name) Greg Haugness, being duly sworn, depose and say that I am an owner of the property involved in this application and that the information herewith submitted is true and correct to the best of my knowledge.

[Signature]  
Owner's Signature

STATE OF ARIZONA )

COUNTY OF Navajo<sup>SS</sup>

Sworn and subscribed before me on this 20 Day of July, 20 15

Jennifer Ober  
Notary Public  
Jennifer Cluff



8-14-16  
My Commission Expires

July 19, 2015

Navajo County Public Works Department  
Planning and Zoning/Board of Adjustments  
100 E. Code Talkers Drive  
Holbrook, AZ 86025

Re: Application for Use Permit / Letter of Intent  
Real Property Located at 184 Lone Horseman Road, Pinetop, AZ 85935  
Owner's Name: Gregory C. Haugness and Karen D. Haugness, husband and wife, as  
community property with right of survivorship

To Whom It May Concern:

The purpose of this letter is to express our desire/intent to construct the following 2 structures on the  
above mentioned 5 acre parcel of presently vacant land:

1. 1600 sq. ft. workshop with a 400 sq. ft. covered porch to be built within the next few months.  
This structure will also contain within, a small living quarters, 256 sq. ft., which includes a  
bathroom (shower, sink and toilet).
2. At a later date and within the next few years, the plan is to build the single family dwelling of  
approximately 1,900 to 2,200 sq. ft. - *3 bedroom, 3 bathroom*
3. Septic system has been installed and approved by Navajo County on 7/1/15, permit #1012339.

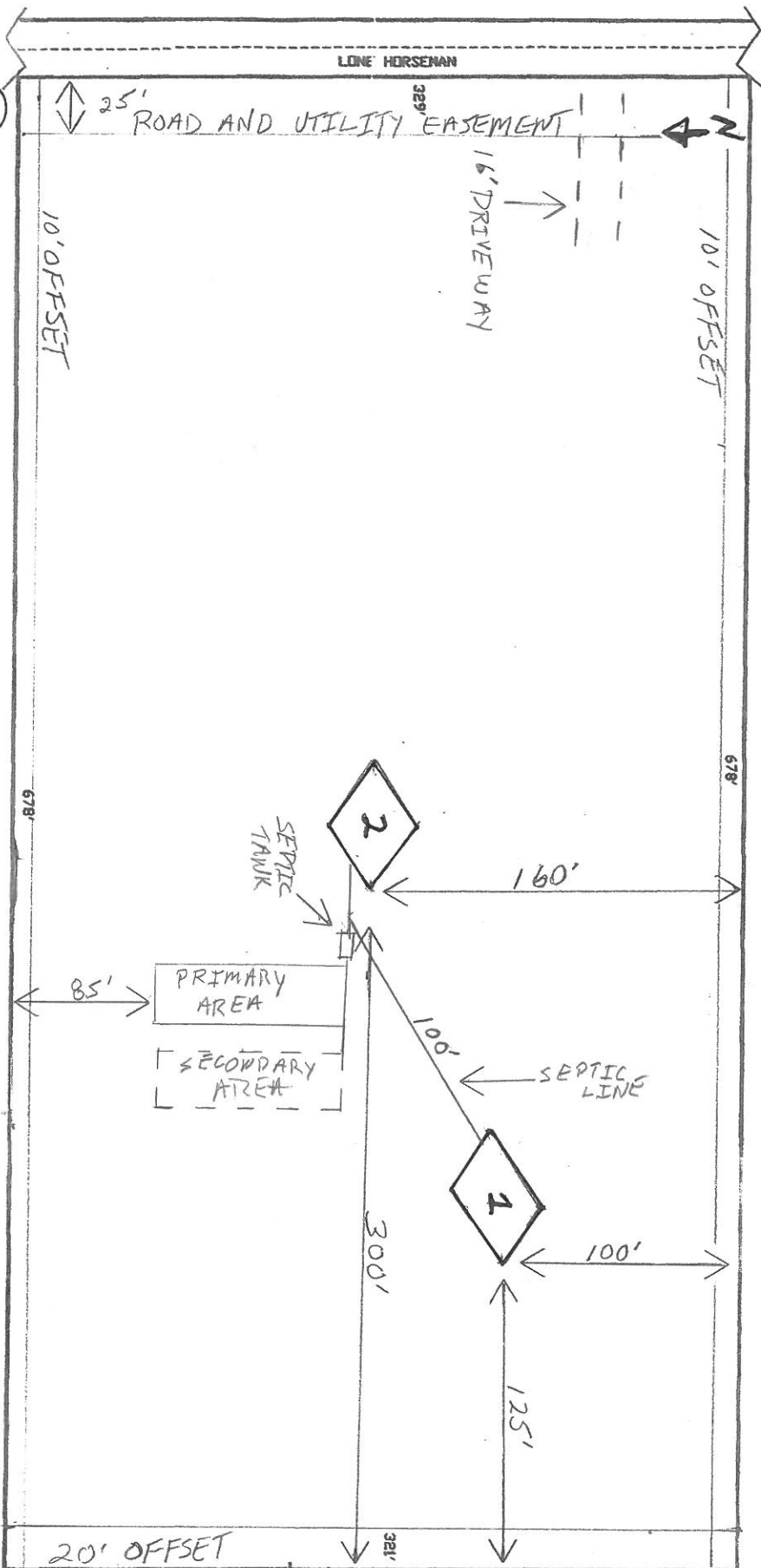
These proposed improvements are consistent with the Covenants, Conditions and Restrictions which  
govern the subject property and surrounding parcels.

Please feel free to contact us should you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Karen D. Haugness", written over a horizontal line.

Gregory C. Haugness  
Karen D. Haugness  
7564 E. Cliff Rose Trail  
Gold Canyon, AZ 85118  
602-315-0925



1. 1600 sq. ft. workshop with a 400 sq. ft. covered porch to be built within the next few months. This structure will also contain within, a small living quarters, 256 sq. ft., which includes a bathroom (shower, sink and toilet).
2. At a later date and within the next few years, the plan is to build the single family dwelling of approximately 1,900 to 2,200 sq. ft.
3. Septic system has been installed and approved by Navajo County on 7/1/15, permit #1012339.
4. Electricity and cable run across the East side of the parcel in a 25' utilities easement.

311-02-010 B PLOT PLAN  
SCALE: 1" = 75'



# INSPECTION RECORD

INSPECTIONS ARE REQUIRED  
DID NOT COMPLY WITH OR PERMITS UNIT INSPECTED & APPROVED

CONVENTIONAL SEPTIC	ALTERNATIVE SEPTIC	ALTERNATIVE SEPTIC
1. OPEN TRENCH	1. OPEN TRENCH	1. OPEN TRENCH
2. 1-15' TRENCH	2. 1-15' TRENCH	2. 1-15' TRENCH
3. 1-15' TRENCH	3. 1-15' TRENCH	3. 1-15' TRENCH
4. 1-15' TRENCH	4. 1-15' TRENCH	4. 1-15' TRENCH
5. 1-15' TRENCH	5. 1-15' TRENCH	5. 1-15' TRENCH
6. 1-15' TRENCH	6. 1-15' TRENCH	6. 1-15' TRENCH
7. 1-15' TRENCH	7. 1-15' TRENCH	7. 1-15' TRENCH
8. 1-15' TRENCH	8. 1-15' TRENCH	8. 1-15' TRENCH
9. 1-15' TRENCH	9. 1-15' TRENCH	9. 1-15' TRENCH
10. 1-15' TRENCH	10. 1-15' TRENCH	10. 1-15' TRENCH

TO COMPLY WITH SYSTEM OPERATION & MAINTENANCE PLEASE PROVIDE

1. Filter access lid
2. D-box marker
3. Observation pipes

☒ RD  
☒ RD  
☒ RD

NAVAJO COUNTY BUILDING DEPT. 928-535-4100  
APPROVAL OF INSTALLATION Show Low 928-532-6060  
Mesa 928-535-7110

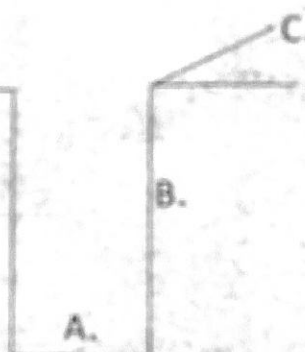
METER LOOP ( ) SEPTIC ( )  
GAS LINE ( ) OTHER SEPTIC FLOW  
PERMITS 1012339  
ADDRESS  
INSPECTOR RD  
DATE 7-1-15

THIS CERTIFICATE IS FOR THE SEPTIC DESCRIBED HEREON

## NAVAJO COUNTY SEPTIC PERMIT

ISSUED TO: Haughness DATE ISSUED: 5-14-15  
TYPE OF SEPTIC: ☒ CONVENTIONAL ☐ ALTERNATE  
LOCATION: 184 Lone Handman Pinatop, AZ 85935

TANK SIZE: 1250  
BED ROOMS: 4  
BATHS: 2  
B-DEPTH: 7  
TRENCH LENGTH: 300



This card must be posted in a readily available location on the jobsite for required inspections.

To schedule an inspection call:

928-535-7122

311-02-010B

1012339

*[Signature]*  
COUNTY ENGINEER